



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

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April Minutes

Thursday, April 7, 2016; 7:00 p.m.

The third regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, April 7, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Ms. Tennor moved to approve the March 3, 2016 minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; and Erica Zoren

Absent:

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, and Carol Stirn

PLANS FOR APPROVAL

1. 16-09 – 8098 Main Street, Ellicott City
2. 16-10 – 12050 Old Frederick Road, Marriottsville
3. Motion for Reconsideration HPC-16-06(a), 3538 Church Road, Ellicott City
4. 10-43c – 8497 Hill Street, Ellicott City
5. 16-11 – 3630 Church Road, Ellicott City
6. 16-12 – 8086 Main Street, Ellicott City
7. 16-13 – 8382 Court Avenue, Ellicott City
8. 16-07 – 8081 Main Street, Ellicott City
9. 16-14 – 8318 Forrest Street, Ellicott City
10. 16-15 – 8069 Main Street, Ellicott City
11. 16-08 – 8505-8507 Main Street, Ellicott City

CONSENT AGENDA

16-09 – 8098 Main Street, Ellicott City

Replace granite step. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the property dates to 1890. The Applicant proposes to replace the top marble step on the front portico because the current step is broken. There are two quotes provided in the application, which is required by the Façade Improvement Program. However, the scope of work is slightly different between the two. The first quote proposes to remove a center section of the top step and replace it with two long sections of granite to be 10 inches deep and 60 inches wide. The second quote proposes to clean all

three steps and replace the top step with a 7 inch high by 20 inch deep and 84 inch long step using new White Vermont marble to match the existing marble steps.

The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work.

Staff Comments: The replacement of the broken marble with new marble complies with Chapter 6.C (page 26-27) recommendations, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible” and “if a masonry wall or feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.” The two quotes provided for the Façade Improvement Program application contain different dimensions. The replacement piece of marble should be one solid piece to match the existing dimensions of the step, as it is a defining characteristic of the front portico.



Figure 1 - Broken marble step



Figure 2 - Depth of top step

Staff Recommendation: Staff recommends approval of the replacement step if replaced in-kind with one solid piece to exactly match the dimensions of the existing piece of marble. Staff recommends tax credit pre-approval for the work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony. Ms. Holmes stated Staff is recommending a solid piece of marble be used.

Motion: Mr. Roth moved to approve per Staff recommendations. Mr. Reich seconded. The motion was unanimously approved.

16-10 – 12050 Old Frederick Road, Marriottsville

Tax credit pre-approval to stain siding.

Applicant: Sally Hebner

Background & Scope of Work: According to SDAT this property dates to 1920. The County Architectural Historian dates the property to last quarter of the 19th century. This property is not currently listed on the Historic Sites Inventory, but is eligible to be pre-approved per Section 20.112 of the County Code, which states that an eligible property means, “A structure eligible for inclusion in the Howard County Historic Sites Survey, which is added to the survey prior to the final approval of a certificate of eligibility.” The County Architectural Historian has surveyed this property and is currently working on the Historic Sites Inventory form write up. The Department of Planning and Zoning will be preparing a batch of properties to take to County Council for official adoption into the Inventory, at which point the Applicant will be able to claim the final tax credit.

The Applicant proposes to prime and stain the siding on the 1912 bank barn. This includes the stain of all exterior wood siding and trim. The siding will be barn red and most of the trim will be white. The stain will be semi-opaque. The Applicant has not yet made a final decision on the exact color to be used, they are deciding between a few shades of barn red to make sure the color reads as red, and not brown, as the color changes based on the light.

Staff Comments: The work is eligible for tax credit pre-approval per Section 20.112 of the County Code, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” Staff has no objection to any of the colors presented as they are very similar shades and all appropriate for a barn.

Staff Recommendation: Staff recommends tax credit pre-approval as submitted with the option to use any of the shades of red presented.

Testimony: There was no testimony. Ms. Holmes stated Staff is recommending the option for the paint stain.

Motion: Mr. Roth moved to approve per Staff recommendations. Mr. Reich seconded. The motion was unanimously approved.



Figure 3 – Historic barn

REGULAR AGENDA

Motion for Reconsideration HPC-16-06(a), 3538 Church Road, Ellicott City

Staff Comments: Motion for reconsideration has been filed for case HPC-16-06(a) for the construction of retaining walls at 3538 Church Road.

Testimony: Mr. Shad stated there was a Motion for Reconsideration in case 16-06(a). He said that a petition for judicial review has been filed. Council for the Commission has advised that filing of the petition moves jurisdiction of this matter over to the Circuit Court. Mr. Shad stated that unless there is any objection or discussion from the Commissioners, the Motion for Reconsideration will not be considered.

The Commission had no objection. Mr. Shad clarified that this case is for the Lacey Property and since there will be no discussion, anyone attending for the case may leave.

10-43c – 8497 Hill Street, Ellicott City

Final tax credit approval.

Applicant: Timothy Janiszewski

Background & Scope of Work: This house is located in the Ellicott City Historic District. According to SDAT the house dates to 1900. The Applicant has submitted documentation that \$79,421.20 was spent on eligible, pre-approved repairs to the house after a tree fell on the house during a storm in 2010. The Applicant seeks \$7,942.00 in final tax credits.

Staff Comments: The application complies with the work pre-approved. However, upon further examination of the application, it was determined that the Applicant only paid for the replacement of the asbestos siding with HardiePlank siding. The cost of that work was \$29,489.00. The other repairs to the house were directly paid from the insurance company to the contractor. Only the work that the Applicant paid is eligible for the tax credit. The Applicant was also pre-approved for the tax credit when the rate was still 10%.

Staff Recommendation: Staff recommends Approval of final tax credit for \$2,948.90.

Testimony: Mr. Shad swore in Timothy Janiszewski. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Janiszewski had no comments. Ms. Tennor asked if the Applicant was in agreement with the Staff recommendation. Mr. Janiszewski stated yes.

Motion: Ms. Tennor moved to approve the final tax credit for \$2,948.90 per Staff recommendation. Ms. Zoren seconded. The motion was unanimously approved.

16-11 – 3630 Church Road, Ellicott City

Exterior alterations. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Gary Segal

Background & Scope of Work: This house is located in the Ellicott City Historic District. According to SDAT the building dates to 1937. The Applicant proposes to make the following exterior repairs and alterations:

1. Replace the larger garage door (if looking at the building, the right garage)
2. Replace the center window on the front of the enclosed porch.
3. Replace 6 sets of wood shutters on the front of the house with new louvered wood shutters, painted to match the existing green.
4. Paint entire house using existing color scheme (white siding and dark green shutters)

The Applicant seeks tax credit pre-approval for all work and Façade Improvement Program funds for the replacement garage door, enclosed porch center window, shutters and painting of the front facade.



Figure 4 - View of front facade

Staff Comments: The replacement of the right side garage door is considered in-kind replacement. The date that the garage was added is unknown, but it pre-dates the late 1990s according to the HPC file. In 1999 the Applicant received tax credits to replace the door (which was replaced in-kind at that time). The smaller garage (left side) previously had a pedestrian door, which was replaced with the current garage door in 1999. Most likely the previous pedestrian door was not original and was some type of larger carriage door for storage access.

The painting of the house is considered Routine Maintenance, per Section 16.601 of the Code, which states, "Routine maintenance includes painting of previously painted surfaces using the same color." The painting also complies with Chapter 6.D recommendations, "maintain, repair and protect wood siding, wood shingles or log construction."

The replacement of the shutters complies with Chapter 6.I of the Guidelines, "for replacements, install shutters or blinds that maintain the size, style and placement of the original" and "install shutters or blinds of painted wood. Shutters or blinds should be correctly sized for the window and operable, or at least appear operable with hinges and hold backs appropriate to the period of initial construction." The house currently has a variety of shutters types, which are in poor condition. The replacement of the various types with the proposed louvered shutter will bring a consistent type to the house. The shutters will be operable, made of wood and will reuse the existing hardware.

The side enclosed porch window requires replacement because the window is damaged. This complies with Chapter 6.H recommendations, "when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration." The window will be replaced in-kind with a wood window.

Staff Recommendation: Staff Recommends Approval as submitted and tax credit pre-approval for all work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust and availability of funds. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Gary Segal. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Segal stated the report is very clear. Mr. Segal clarified that on the window only the glass it being replaced. There is wood trim around the window perimeter which holds it in place and it will not be disturbed. Ms. Tennor asked the date of the window. Mr. Segal stated he did not know. The window did not exist when the original house was built. There was a screened-in porch originally. Ms. Tennor asked Staff for clarification on the Façade Improvement Program funding. Ms. Holmes explained how the program works in terms of approving funds for the Applicants.

Motion: Mr. Reich moved to approve as submitted. Mr. Roth seconded. The motion was unanimously approved.

16-12 – 8086 Main Street, Ellicott City

Exterior alterations.

Applicant: Genice Brown

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the property dates to 1890. The Applicant proposes to paint the left side front door Olympic Byzantine Purple. If looking at the building, the door proposed to be painted is located on the left. There are two front doors on this building, but the other door is 90 degrees perpendicular to the side and is proposed to remain a light pink.

Staff Comments: Chapter 6.G explains, “a building’s main entrance is a highly visible feature when buildings are close to a street.” This building has two front doors that are close to the street – the door directly facing the street leads to the upper story space and the door to the side of this door leads to the first floor storefront.



Figure 6 - View of front doors



Figure 7 - View of front doors

Historically purple is not a common color in the historic district, but some was added in during the Benjamin Moore Paint What Matter campaign, to blend in the color of the former Obladi bed and breakfast. The Guidelines recommend against, “using primary colors, bright orange, bright purple and grass green. These are not historically appropriate and generally will not blend with the district’s architecture.” Staff finds the proposed shade is bright. If purple is used, it should complement the purples that have already been used in the district and also be compatible with the green siding on the building. Chapter 6.N recommends, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.” Staff recommends the Applicant consider the shade Benjamin Moore Black Raspberry, which was used on several buildings near the railroad bridge (such as 8004 Main Street) during the Benjamin Moore event and is an eggplant shade of purple. Additionally, Staff finds the color either needs to be used on both doors, or the existing color should remain. Staff is concerned that approving a new door color for only one door on a two door building would set a bad precedent.

Staff Recommendation: Staff recommends Denial as submitted.

Testimony: Mr. Shad swore in Don Reuwer. Mr. Reuwer stated the building is owned by his two children and he was representing on their behalf as they were not able to attend. Mr. Reuwer said that the Staff recommendation to use the Benjamin Moore Black Raspberry on both doors is acceptable. The Commission agreed.

Motion: Ms. Tennor moved to approve the Benjamin Moore Black Raspberry per Staff recommendation. Mr. Reich seconded. The motion was unanimously approved.

16-13 – 8382 Court Avenue, Ellicott City

Exterior repairs and alterations. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Martin Marren

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to MDAT the building dates to 1874. The Applicant proposes the following work:

1. Scrape and paint German lap wood siding and trim. The siding will be painted Benjamin Moore Coventry Gray and the trim will be Benjamin Moore Kendall Charcoal.
2. Replace wood siding or trim where it is deteriorated as needed. The replacement will match the existing.
3. Scrape and paint existing shutters. Paint shutters Benjamin Moore Kendall Charcoal.
4. Window frames and trim to be preserved, scraped and painted.
5. Window sashes to be removed, repaired, cleaned, painted and reinstalled in the existing frames.
6. Replace non-historic vinyl clad wood windows with new thermally insulated Jeld Wen wood double hung 2:2 windows.
7. Restore existing wood porch. Replace porch pilaster with a wood pilaster to match.
8. Replace the modern front door with a historically appropriate wood door to be two lite over two panels. The door will be stained natural wood in the color Minwax Early American 230.
9. Replace 6-panel side door with a new half lite over 1-panel wood door to be stained natural wood in the color Minwax Early American 230.
10. Painting existing wood shutters Benjamin Moore Kendall Charcoal. Replace damaged shutters as needed with shutters to match the existing.
11. Replace front pressure treated steps with painted bullnose wood treads and solid risers.
12. Replace the existing outdoor sconces at the front and side doors with new black metal sconce.
13. Remove and replace existing roof flashing to lap under existing siding.
14. Remove and replace built up roof on back of the sloped tin roof. Replace with a GAF torch-down modified-bitumen built-up roof.



Figure 8 - View of front facade

Staff Comments: This house is located in the Ellicott City Historic District. According to SDAT it dates to 1874. There is a rear addition on the house that dates to 1978. The application mostly consists of Routine Maintenance to the historic home and modern addition. The scraping and painting of the siding and limited replacement of rotten siding complies with Chapter 6.D of the Guidelines, “maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding” and “when necessary, replace

deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices and door and window trim.” The new colors comply with Chapter 6.N, “use colors that were historically used on the building, use colors appropriate to the period and style of the building and use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general use calm or subdued colors, reserving bright colors for small important details, such as doors or trim.” The colors are appropriate for the building and appear similar to colors used on this building in the past and on neighboring buildings.

The repair of the windows complies with Chapter 6.H recommendations, “maintain and repair original window openings, frames, sashes, sill, lintels and trim. Maintain glass, putty and paint in good condition. Install weatherstripping to reduce air infiltration.” This work is considered routine maintenance per the Guidelines as well. Staff recommends approval of the in-kind replacement of any windows if they are later determined to be too rotted to repair as the windows appear in very poor condition. The in-kind replacement would comply with Chapter 6.H, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, materials, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.”

The repair and repainting of the shutters is also considered routine maintenance per Chapter 6.I, “maintaining and repairs shutters or blinds.” Additionally, Staff finds replacement shutters are also acceptable if any of the existing shutters are too far deteriorated. Replacement shutters to match the existing are also considered routine maintenance, “install new shutters or blind that exactly match the existing ones. This repair or in-kind replacement would also be eligible for tax credits.

The restoration of the porch complies with Chapter 6.F recommendations, “maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building’s historic development” and “replace deteriorated features with new materials as similar as possible to the original in material, design and finish.”

The replacement of the doors complies with Chapter 6.G recommendations, “replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.”



Figure 9 - Front porch

The new exterior lights comply with Chapter 9.E recommendations, “choose and located lighting fixtures to be visually unobtrusive. Use dark metal or a similar material” and “place attached lighting fixtures in traditional locations next to or over a door.” The proposed exterior light will be black metal and located at the front and side doors.

The drawings indicate that other roof areas on the house will be replaced, but the Applicant has stated the only roof to be replaced currently is the built up roof described in Item 14. The replacement of the

built up roof with the similar GAF product is consistent with Chapter 6.E recommendations, “replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original.” The tin roof on the front will remain; it is not part of the replacement.

Staff Recommendation: Staff recommends Approval as submitted. Staff recommends tax credit pre-approval for Items 1-14, with the exception of any item located on the rear addition which is new construction and not eligible for the tax credit.

Testimony: Mr. Shad swore in Martin Marren. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Marren said the only change is the 4-panel front door, as mentioned by Ms. Holmes in the staff report, to be in following with the Design Guidelines. Ms. Zoren asked if the steps will be widened when they are replaced to be the width of the porch. Mr. Marren said the steps will be replaced at the current width. Ms. Holmes asked if a railing will be required by code for the steps. Mr. Marren stated yes, by code a railing will be required. Ms. Tennor asked what type of railing will be used. Ms. Holmes suggested the railing should match the lattice work on the porch. Mr. Reich asked why a railing would be required since no construction work is being done. Mr. Marren stated mainly for safety. Mr. Marren stated he is not sure right now what the design would be, but would come up with an appropriate design using the details to match the porch. Mr. Reich suggested making a separate submission for the rails. Ms. Tennor said that Staff could make the approval. Staff agreed. Ms. Holmes stated that this application will also be going for Façade Improvement Funds once quotes are received. Mr. Shad commended the Applicant for keeping the house in its original form.

Motion: Mr. Reich moved to approve as submitted per Staff recommendations. This also includes the tax credits and the stair railing. Mr. Taylor clarified the railing will be a white painted wood railing similar to the existing lattice work, subject to Staff approval. The Commission agreed. Ms. Tennor seconded. The motion was unanimously approved.

16-07 – 8081 Main Street, Ellicott City

Exterior alterations.

Applicant: Courtney Kehoe

Background & Scope of Work: According to MDAT the building dates to 1890. This property is located in the Ellicott City Historic District. The Applicant seeks approval to replace rotten wood lap siding on the back side of the building with LP Smart Guard engineered wood siding. The siding will be painted Benjamin Moore Raleigh Tan to match the existing.

Staff Comments: Chapter 6.D of the Guidelines recommends, “maintain, repair and protect wood siding, wood shingles or log construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape, and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim.” Therefore Staff recommends the siding be replaced with wood siding to match the existing. The existing wood siding appears to be in good condition and there should only be limited replacement. This work would be eligible for historic tax credits.



Figure 10 - Rear of 8081 Main Street

Staff Recommendation: Staff recommends the rotten wood siding be replaced with new wood siding to match the existing and the siding that is in good condition be sanded and primed for new paint. Staff recommends tax credit pre-approval for in-kind replacement and repair.

Testimony: Don Reuwer, the owner of the property, has previously been sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer said the report is a bit misleading. MDAT states the building dates back to 1890 which is correct, but according to building permits the addition is only around 15 years old. He said the addition is in very bad shape because it is built over the river and does not receive much sun. Mr. Reuwer explained that there is a large amount of rot on the siding. Mr. Reuwer said he does not want to use German lap siding because it does not last. He said the wood siding today rots and it is not a good material for new construction. Mr. Reuwer would like to try a new material product which is a wood composite product and much denser. The product will look like German lap siding once painted but will last much longer. Ms. Tennor asked if this new product is preferred over the HardiePlank siding which is more often used. Mr. Reuwer stated he likes the HardiePlank better, but was trying to go for a more real wood product which is a denser fiberboard that will last much longer and has the same profile as the addition. Mr. Reuwer said the HardiePlank lap siding would be acceptable as an alternative. Ms. Holmes asked to clarify when the addition was built. Mr. Reuwer said it was added in 1999.

Ms. Holmes said that because the addition dates to the 1990s and is not historic, it would not be eligible for tax credits.

Mr. Bennett asked if the new product is in keeping with the lap siding dimensions and said that a sample should be brought in for Staff and the Commission to review. Mr. Reuwer suggested continuing this case in order to bring in the samples. Mr. Taylor asked if the Applicant is agreeable to continuing to the next meeting. Mr. Reuwer stated yes.

Motion: The Commission recommended the case be continued until next month's meeting. The Applicant agreed to the continuation.

16-14 – 8318 Forrest Street, Ellicott City

Install sign.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2008. The Applicant proposes to install a 6 foot high by 13.5 feet wide flat mounted sign on the building. The sign will total 56 square feet. The sign will be 1.5 inches thick and made of high density urethane (HDU). The sign will have a gray background with white text and green/teal graphic of a building silhouette with a gray tree. The sign will have a green/teal border. The sign will read on four lines:

WAVERLY
REAL ESTATE
GROUP, LLC

Commercial Sales, Leasing, and Property Management

There will be three black metal gooseneck lights installed above the sign to illuminate the sign at night.

Staff Comments: The Applicant has been working with Staff on this proposed sign, before formally applying to the Commission. The original sign started at 144 square feet, then reduced to 81 square feet and now stands at 56 square feet. Chapter 11 of the Guidelines explains, “Because most of the historic district was developed during the 19th century, before automobile travel, the district is scaled to the pedestrian. Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size.” Staff recognizes this building was built in 2008, is located at the far end of Parking Lot D and is one of the larger buildings in town. Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these limits would result in signs that are ineffective or not in scale with the building.” As such, this building has some leeway for a larger sign. If the ‘one-half square foot of sign area for each linear foot of street frontage’ recommendation is applied, this building could have a sign that is 36.5 total square feet as it is approximately 73 feet in width (as determined from measuring the County aerial photography). However, based on the design of the building Staff finds a larger sign may be appropriate to properly fill the space.

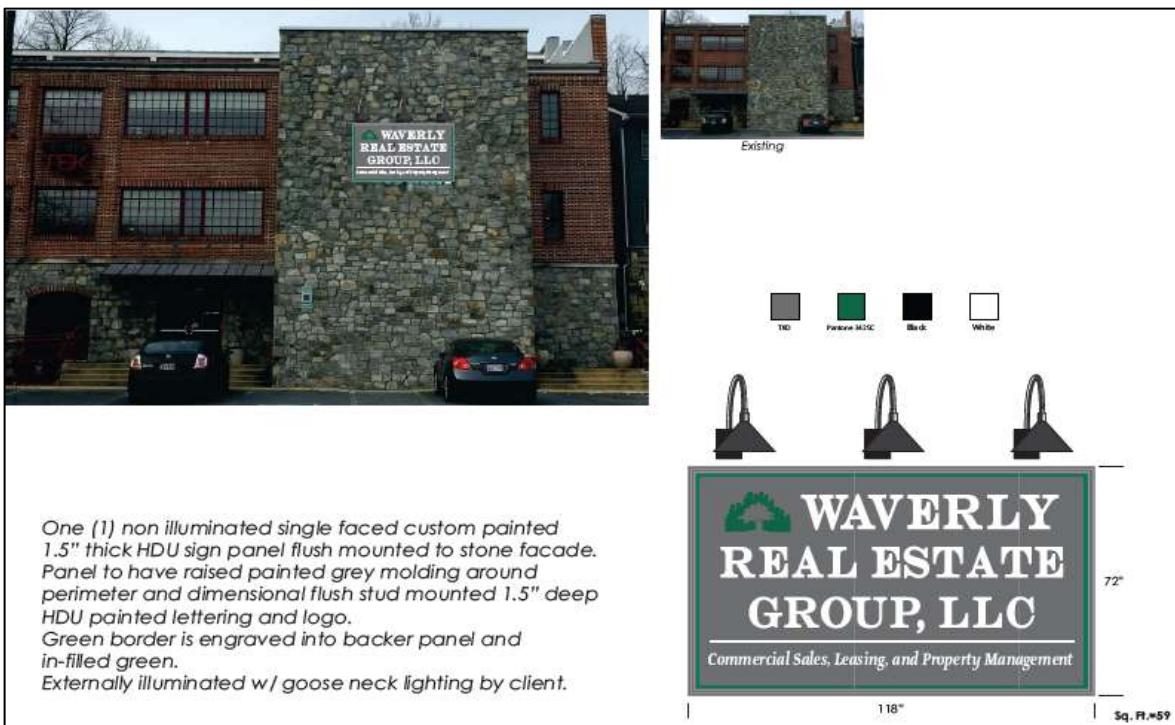


Figure 11 - Proposed sign

The current proposed sign is larger than 36.5 square feet. Staff recommended the Applicant look at the sizing of the window (see yellow square over window) because it is an existing proportion on the building that could be replicated. Another existing proportion on the building is the brick area between the windows (see red rectangle over sign below). The image below shows the height of the brick area applied to the sign, keeping the sign width the same. The sign was originally wider, with four gooseneck lights, and Staff recommended reducing to a width of three gooseneck lights, which appeared more balanced as opposed to reducing even smaller.

Staff suggests the sign and lighting be lowered slightly on the building, to be in line with the brick area under the windows and the existing Center Tek sign (which is to remain). The gooseneck lights are circled in green below, they are not highly visible in the mock-up.



Figure 12 - Staff suggestions for rear

Other than the size, the sign generally complies with Chapter 11 recommendations for signs, such as “use simple, legible words and graphics. Keep letters to a minimum and the message brief and to the point” and “use a minimum number of colors, generally no more than three.” Chapter 11.A recommends “coordinate sign colors with the colors used in the building façade.” The gray background on the side coordinates with the stone and brick colors on the building façade. Chapter 11.A also recommends “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The proposed sign is not wood, but is high density urethane (HDU), and has a similar appearance to wood on a flat mounted sign. HDU signs can be sandblasted, similar to wood signs. This sign material has been previously approved in the Ellicott City Historic District as well.

The proposed gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” The three gooseneck lights will be directed at the sign. The black metal fixtures also comply with Chapter 9.E recommendations, “use dark metal or a similar material.” The Guidelines recommend against using internally lit plastic signs, so the use of separate lighting fixtures as proposed complies with the Guidelines.

Staff Recommendation: Staff recommends the sign be reduced slightly in height and lowered to match up with the other existing sign and brick area under the windows.

Testimony: Mr. Shad stated for the record that Don Reuwer is representing this case and has already been sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer had no comments and is fine with the Staff recommendations. Ms. Tennor stated she has no

issue with the size or placement on the wall, but does have some layout concerns. She stated the logo is an important part of the identity but finds the logo becomes lost on the proposed shade of gray for the background. She said the wording shows up fine but not the logo. Ms. Tennor also pointed out that the information on the Applicant's other signs outside the district are typically centered. Mr. Tennor said the logo would show better on a lighter gray background. She created a mockup of the proposed sign with the lighter color and centered logo, which she showed to Mr. Reuwer. Mr. Reuwer said that he liked her version better. Ms. Holmes stated a version was also done with a tan background. Ms. Tennor suggested looking at the stone colors on the building for the background color selection. She stated using a lighter color would allow the wording and logo to be read easier. She said the green color of the logo should remain, so using a lighter background would make it stand out. Ms. Tennor said the light gray or tan color would work.

Mr. Reich said he liked the dark background. Ms. Zoren said she also liked the dark background, but also likes Ms. Tennor's layout. Mr. Roth agreed with the idea of the background color tying into a color of the wall.

Ms. Reuwer said he was fine using Ms. Tennor's mock up and could work with Staff on picking a background color. Ms. Tennor said the dimensions she came up with were 6 feet by 10 feet, for 60 square feet, with 12 inch high letters for 'Waverly'. Mr. Reuwer said 3 feet by 5 feet was fine and that they did not need a billboard, only a sign for people to find them. The Commission discussed the different sign sizes. Ms. Tennor stated the larger proposed size may make more sense for the scale of the wall. Mr. Reuwer explained the building had one tenant already on the third floor and explained that he will occupy the second floor, and there will be a new tenant on the first floor. He said the new tenant will also want a sign. Mr. Reuwer felt two 5'x3' signs would work better than one large 10'x6'. He stated the second sign should have the same colors, gooseneck lights and be located on the same wall. The Commission expressed concern about the placement of a second sign and additional set of lights. Mr. Reich did not agree that a larger sign is appropriate and said a smaller sign would be better. Mr. Roth said if a sign was proportional to the wall, another sign could be placed below it and finds it would look fine. Mr. Reich said a 6x10 sign is too large and finds a smaller size is better.

Mr. Shad told the Commission that the focus needs to be on the current sign; the second sign is not being discussed. Ms. Holmes asked the Applicant if the 5'x3' sign is acceptable. Mr. Reuwer said yes. Mr. Reich agreed the smaller size was better. The Commission started to make a motion and then Mr. Reuwer asked if he could line the sign up with the top of the second floor windows. Ms. Tennor said that would divide the stone wall in half. Mr. Reuwer stated a decision did not need to be made at the meeting. He would like to talk with the new tenant and return with both signs to discuss the size and placement. The Commission agreed.

Motion: The case is being continued to the next meeting. The Applicant agreed to continue.

16-15 – 8069 Main Street, Ellicott City

Exterior alterations. Tax credit pre-approval.

Applicant: Len Berkowitz

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes the following work:

- 1) Replacement and enlargement of rear door and two windows.
- 2) Replacement of existing side windows with tempered insulated units.

- 3) Combine two side windows (on each side) with removal of the wall section in between. Replace with one large tempered insulated unit on each side of the building.

Rear of Building

The Applicant proposes to remove the existing 30 inch 6-panel rear door and expand the opening to install a 36 inch 1-lite over 2-panel door. The Applicant also proposes to expand the rear window openings from 29 ½ inches wide to 48 inches wide.



Figure 13 – Existing rear of building

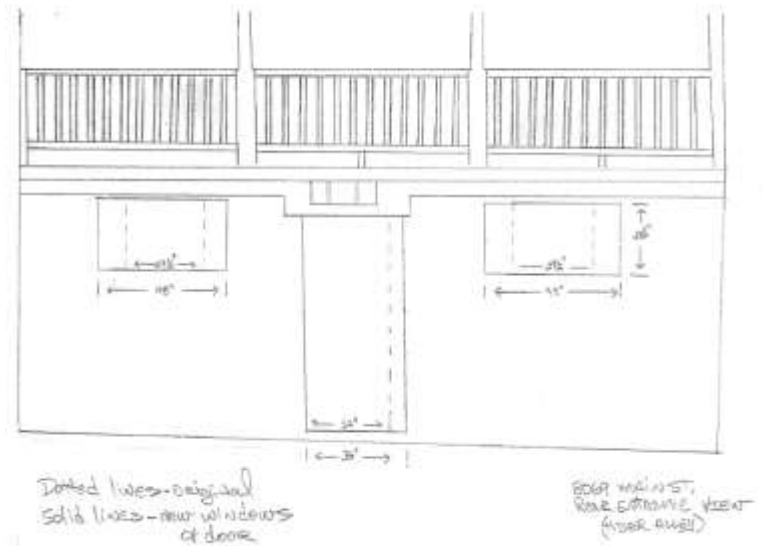


Figure 14 - Proposed changes to rear

East and West Sides of Building

The Applicant proposes to expand two of the windows on each side into one large picture window and then replace the other windows in-kind to match the existing in style, but with a more insulated window.



Figure 15 - View from Tiber Park (west side)



Figure 146 - View from Tiber Alley (east side)

Staff Comments: As indicated in the application, the storefront window for this building was altered after the 1972 flood. The windows on the side of the building were most likely added at that time when the building was restored after the flood. The storefront window was also likely altered at this time as well.

The windows on the sides of the building stand out as a modern alteration and are not historic. Staff is concerned about further altering the windows by enlarging them. Chapter 6.H of the Guidelines recommends, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” The historic windows on the second floor are double hung 6:6. The modern windows on the first floor are 1 solid lite. If the first floor windows were being applied for today, Staff would have recommended the windows line up with the windows on the second floor, which would have resulted in less window openings. Additionally, Staff would have recommended the windows be more compatible in proportion to the upper floor windows and have a window pane configuration to match as well. Staff does not find it appropriate to further alter the historic building by changing the shape of the side window openings to be more modern and less compatible with the historic building.

Staff has no objection to the proposed alterations to the rear of the building. Enlarging the door to a standard size would make the door ADA accessible and enlarging the windows on the rear would make the rear façade more attractive. The rear of the building is a modern addition and is constructed out of concrete block.

Staff Recommendation: Staff recommends Approval of the proposed modifications to the rear of the building. Staff recommends Denial of the proposed modifications to the sides of the building. Staff recommends Denial of tax credit pre-approval for all alterations as Staff does not find they are eligible.

Testimony: Mr. Shad swore in Len and Sherry Berkowitz. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Berkowitz stated the information just handed out represents a change in the design to make the building look more historic. The Craftsman style trim would be used as an alteration around the existing windows as well as the new enlarged windows. Mr. Berkowitz said most of the historic windows in Ellicott City are in the Craftsman style design from approximately 1890s through 1930s. He said that placing a Craftsman style trim around the windows would make them more appropriate and be more historic with the rest of the buildings in the vicinity. Ms. Berkowitz added the point is to make the windows look more traditional by framing them out. Mr. Berkowitz stated the addition of the windows on both sides of the building would allow them the opportunity to display their glasswork, and would also blend in with the other buildings in the alleyway. He stated that they intend to rent out the front part of the building to another retailer and so will not have storefront windows to display their work. Ms. Berkowitz stated there are other businesses which have large windows framed in.

Mr. Reich asked about the spec sheet of the window submitted. Mr. Berkowitz stated this shows the actual window being placed into the back of the building. It is an awning window which is 48 inches wide and the same height as the existing window. Mr. Berkowitz explained the window is for the rear of the building, along with the door being enlarged. Mr. Reich asked if the side windows are fixed. Ms. Berkowitz stated they are currently fixed. Mr. Berkowitz stated these windows are single pane, ¼ inch thick glass. They will be upgraded to a double insulated unit, as well as the Craftsman style trim. Ms. Berkowitz said the lower window trim will be matched to the existing top windows on the building.

Ms. Zoren asked why the windows on the back are being widened. Ms. Zoren said if the windows are widened, structural support is needed on top; if the windows are lengthened they would be more in keeping with the vertical windows around the building preventing a lot of structural work at the top. Mr. Berkowitz stated the windows are being widened, nothing is being done at the top. He stated lengthening would not work on one side of the building because there is a large lye bath inside used for soaking restored windows that takes up a lot of room, and the window cannot go below it. The windows will be symmetrical. Ms. Tennor asked if the side windows would be framed out once widened. Mr. Berkowitz stated they can be done also in the Craftsman style. Ms. Tennor asked if the colors will change on the building. Mr. Berkowitz stated no, all the same colors will be used. He said once all the work is done, everything should blend in much better to the period of the architecture of the building. Mr. Reich asked if the back of the building is all modern. Mr. Berkowitz stated the back of the building is a cinderblock concrete construction which is modern.

Ms. Tennor stated if the windows are framed out evenly and match the second story, this would improve the look of the building. Mr. Reich does not see that having the larger windows as inappropriate, as a lot of storefronts in Ellicott City are large windows. Mr. Berkowitz stated the side of the building which faces the alleyway takes the most abuse from vehicles coming through, in addition to all the rain or snow hitting the side and windows. Ms. Tennor asked if the bottom moulding could be expanded to cover some of the window pane. Mr. Berkowitz stated it is possible. Ms. Zoren stated this might be a water trap and may cause rot. Ms. Holmes, the Commission, and the Applicants had a discussion about the windows and whether the windows should be a single lite or be a 4 lite over 1 panel, similar to the photos the Applicants provided of the neighboring buildings. Staff asked the Commission to make a motion for each side of the building so there is clear information about the windows.

Motion: Mr. Reich moved to approve the replacement of the windows and door on the rear elevation with the dimensions as shown, reworking the trim to match the existing, and removing the bars on the existing windows as shown in Figure 14. Mr. Roth seconded. The motion was unanimously approved.

Mr. Reich moved to approve to change the windows on the east side of the building, changing the two windows to one large window with the dimensions as shown in the application, and changing the trim to match the trim on the second floor windows. Ms. Tennor seconded. The motion was unanimously approved. Item marked Revised Drawings #1.

Mr. Reich moved to approve to change the windows on the west side of the building, changing the two windows to one large window, and changing the trim to match the trim on the second floor windows. Mr. Roth seconded. The motion was unanimously approved. Item marked Revised Drawings #2.

Ms. Tennor moved to deny the tax credits for all alterations. Mr. Reich seconded. The motion was unanimously approved for denial of tax credits.

16-08 –8505-8507 Main Street, Ellicott City (continued from March)

Exterior alterations.

Applicant: Troy Samuels

Background & Scope of Work: This building is located in the Ellicott City Historic District and is in the process of being constructed. The previous owner received approval to demolish the house in February 2011, which expired before the demolition took place. In July 2014 the previous owner came back to the Commission for approval to demolish the house again in order to sell the property to the current Applicants. The Applicants came before the Commission last month, in March 2016 for approval to make modifications to the previously approved plans. The Commission requested additional drawings from the Applicant in order to make a decision on the application and the case was continued to the April 2016 meeting.

The Applicant has submitted revised drawings that still show a parapet wall, but one that has been lowered to 12 inches in height. The parapet wall is still shown at an adverse angle from the mansard roof.

Windows

The Applicant now seeks approval to change the windows from the Andersen Narroline to Jeld-Wen 2500 series, 1:1 wood window. The color will remain white.

Front Door

The Applicant proposes to change the front door from a Jeld-Wen 6 panel wood door to a Jeld-Wen 3 lite over 3 panel wood door.

Mansard Roof

The Applicant proposes to cover the mansard roof using GAF Timberline HD asphalt shingles in the color Weathered Wood. The application states that HardiePlank was originally approved, however that is incorrect; the mansard roof was originally to be shingled in oxford grey asphalt shingles.

Patio Door

There are spec sheets without photographs for a Jeld-Wen sliding patio door, but no other reference in the application.

Staff Comments:**Windows**

Staff has no objection over the change to the Jeld-Wen w2500 series window from the Andersen Narroline. The window will remain wood, which complies with the Guidelines, “use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials used in the immediate vicinity.”

Front Doors

The front door that has been submitted is a craftsman style door, which is not the style of the house. Chapter 8.B recommends, “use elements such as porch shapes, window or door openings...and other characteristics that echo historic Ellicott City buildings.” There are no craftsman style homes in the immediate vicinity. The originally approved 6-panel door is the most architecturally appropriate door for the style of the house. Chapter 6.G of the Guidelines explains, “Historically, most Ellicott City doors were painted, paneled wood. Six-panel and eight-panel doors were used during the early period.” Staff understands a door with windows is desired and recommends the Applicant consider a different style of glass and paneled door, as recommended by Chapter 6.G of the Guidelines.

The new submittals show two different scenarios with the front door. Staff is unclear which scenario is currently proposed. The doors were originally approved to be paired in the center.

Mansard Roof

There appears to be some confusion over the original material of the mansard roof, which was to be a Tamko asphalt shingle in the color Oxford Grey. The current Applicant proposes to use GAF Timberline asphalt shingles in the color Weathered Wood. The siding on the house will be HardiePlank siding in the color Navajo Beige. Staff is concerned the Weathered Wood shingle will be too monotone and not appropriate with the design of a mansard roof. The neighboring house also has a mansard roof and the siding and roof shingle is unpainted wood shingle. Staff recommends the roof be constructed with the Oxford Grey shingles as previously approved. Another brand may certainly be used, if samples of the shingle are provided and determined to be appropriate. Staff finds the Weathered Wood shingle will stand out as fake material next to the neighboring wood shingle roof and not blend in with the neighboring architecture. The neighboring houses are shown below.



Figure 17 - Streetscape

Patio Door

The application does not indicate where the patio door will be located, although it will most likely be on the rear of the house. Staff recommends the Applicant submit a future application with a spec sheet of the proposed patio door.

Stone

A photograph of stone has been submitted, but Staff finds it is not clear enough to determine if it is acceptable. Staff recommends a sample of the stone be presented prior to or at the meeting.

Staff Recommendation: Staff does not find there has been enough information presented to make an overall recommendation. Last month Staff recommended approval of the change to the Jeld-Wen windows and still supports that recommendation. Staff recommends the gray roofing remain instead of the brown roof shingles. Staff recommends a more appropriate historic style of front door be used and that the doors be paired in the center of the building as originally approved.

Testimony: Ms. Holmes stated the Applicant requested this case be continued to the next meeting.

Additional Business

Ms. Tennor spoke, for the record, about a letter which the Commission members received from Ms. Zoren regarding the development plan at 3538 Church Road which was submitted. Ms. Tennor responded to Ms. Zoren about the points in the letter, but Ms. Tennor had some alternative views regarding many points. Ms. Tennor shared her views with the Commission so they could discuss.

The Commission discussed nominees for the Preservation Awards that will take place in May for Preservation Month.

The Commission went into closed session for legal advice on the filing for petition for judicial review. Mr. Roth moved to go into closed session. Ms. Tennor seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn. Mr. Shad seconded. The motion was unanimously approved and the meeting was adjourned at 10:17 pm.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess, Executive Secretary

Allan Shad, Chair

Carol Stirn, Recording Secretary